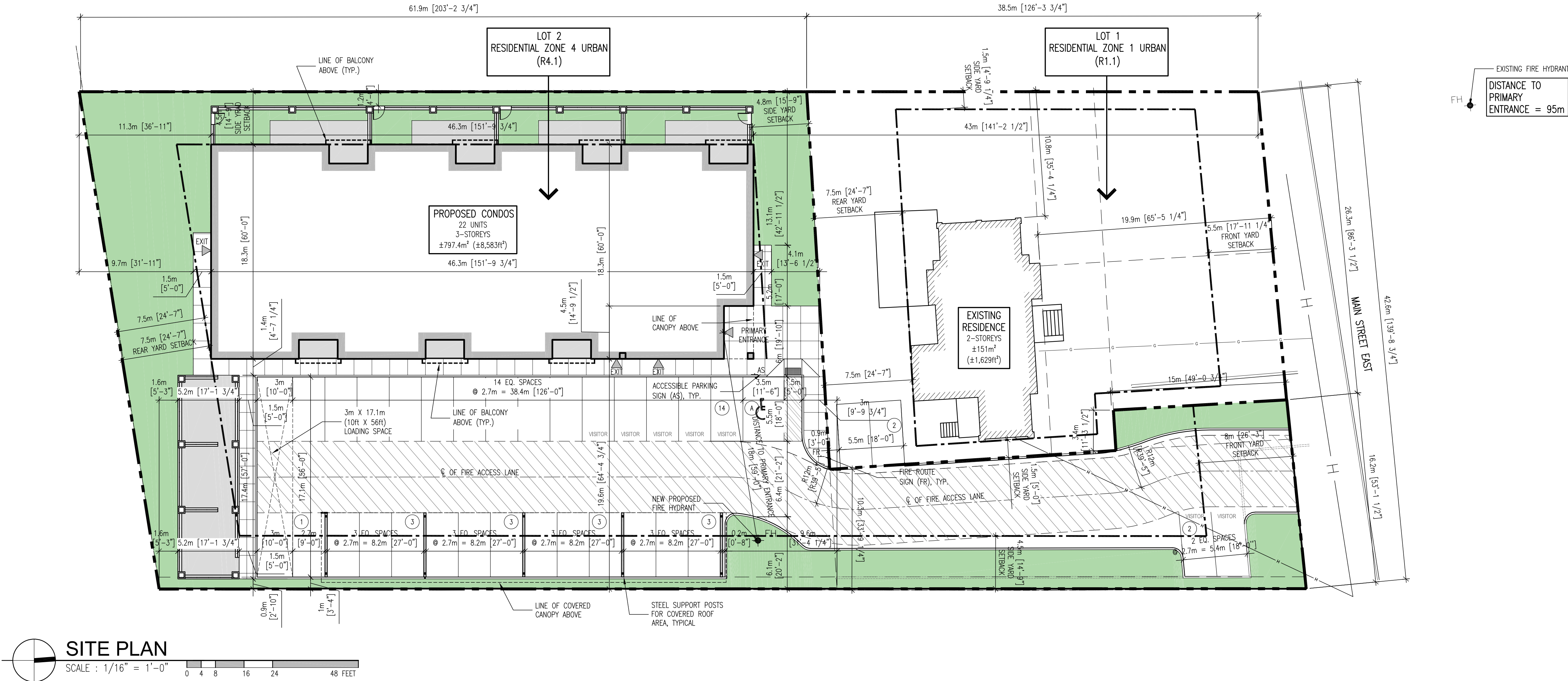


Appendix A

SITE DATA MATRIX LOT 1			SITE ZONING : R1.1	
	REQUIRED	PROPOSED		
a. LOT AREA	MIN. 500m²	1,154.9m²		
b. LOT FRONTAGE	MIN. 15m	26.3m		
c. BUILDING AREA				
- EXISTING BUILDINGS		151.4m²		
TOTAL BUILDING AREA		151.4m²		
d. BUILDING LOT COVERAGE (%)	MAX. 40%	13.1%		
e. BUILDING GROSS FLOOR AREA				
- EXISTING BUILDINGS		302.8m²		
TOTAL GROSS FLOOR AREA		302.8m²		
f. BUILDING HEIGHT	MAX. 11.0m	11.0m		
g. BUILDING SETBACKS				
FRONT (NORTH)	MIN. 5.5m	19.9m		
SIDE (EAST)	MIN. 1.5m	1.5m		
SIDE (WEST)	MIN. 1.5m	10.8m		
REAR (SOUTH)	MIN. 7.5m	7.5m		
h. NO. OF PARKING SPACES				
2 PLACES PROVIDED		2 SPACES		
i. NO. OF LOADING SPACES	N/A	N/A		
j. PAVED AREA				
COVERAGE		N/A		
k. LANDSCAPED AREA				
HARD		N/A		
SOFT		N/A		
TOTAL COVERAGE		N/A		
l. LINEAR CONCRETE CURB		N/A		

SITE DATA MATRIX LOT 2			SITE ZONING : R4.1	
	REQUIRED	PROPOSED		
a. LOT AREA	MIN. 500m²	3,050m²		
b. LOT FRONTAGE	MIN. 25m	16.2m		
c. BUILDING AREA				
- PROPOSED BUILDINGS		797.4m²		
TOTAL BUILDING AREA		797.4m²		
d. BUILDING LOT COVERAGE (%)	MAX. 45%	26.1%		
e. BUILDING GROSS FLOOR AREA				
- PROPOSED BUILDINGS		302.8m²		
TOTAL GROSS FLOOR AREA		2,392.2m²		
f. BUILDING HEIGHT	MAX. 11.0m	12.2m		
g. BUILDING SETBACKS				
FRONT (NORTH)	MIN. 8 m	43.2m		
SIDE (EAST)	MIN. 4.5m	19.6m		
SIDE (WEST)	MIN. 4.5m	4.5m		
REAR (SOUTH)	MIN. 11 m	7.5m		
h. NO. OF PARKING SPACES (CONDOMINIUM)				
1.25 SPACES PER UNIT = 1.25 X 22	28 SPACES	30 SPACES		
NO. OF PARKING SPACES (ACCESSIBLE)				
8 TO 50 SPACES	1 SPACE	1 SPACE		
NO. OF PARKING SPACES (VISITOR)				
0.25 SPACES OF THE REQUIRED SPACES = 28 SPACES X 0.25	7 SPACES	7 SPACES		
i. NO. OF LOADING SPACES	1 SPACE	1 SPACE		
j. PAVED AREA				
COVERAGE		1,215.3m²		
k. LANDSCAPED AREA				
HARD		416.7m²		
SOFT		668.3m²		
TOTAL COVERAGE		1,085m²		
l. LINEAR CONCRETE CURB	MIN. 30%	168.7m		



2021/02/09 TOWN REVIEW

2020/08/12 CLIENT REVIEW

date (yyyy/mm/dd): issued for:

general notes:

1. THIS PRINT IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ARCHITECT.

2. DRAWINGS SHALL NOT BE SCALED.

3. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

4. ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR'S RESPONSIBILITIES IN REGARD TO SUBMISSION OF SHOP DRAWINGS.

5. IN THE EVENT THE ARCHITECT IS RETAINED TO REVIEW SHOP DRAWINGS, SUCH REVIEW IS ONLY TO CHECK FOR CONFORMANCE WITH DESIGN CONCEPT AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.

6. CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR BY-LAWS.

7. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS AND OR TECHNIQUES IN THE CONSTRUCTION OF THIS FACILITY.

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client:

J. CHRISTIAN LEFAVE

title:

SITE PLAN
DETAILS

scale:

AS SHOWN

drawn by:

AS

checked by:

SMB

date:

AUGUST 2020

comm. no.:

2020-023

sheet no.: